

## Section IX: HOME Investment Partnerships Program Activities

HOME program funds are administered by the City of Asheville as Lead Entity of the Asheville Regional Housing Consortium, which covers Buncombe, Madison, Henderson, and Transylvania Counties. Table 14 summarizes locations, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of HOME beneficiaries are in Table 16. The location of each completed unit is shown in Section X.

**Table 14**  
**Summary of HOME-Assisted Projects**

Page	Project Title	Location	\$ Budgeted	\$ Expended	\$ Balance
72	Tenant-Based Rental Assistance	Asheville	62,822	35,962	26,860
73	WNC Housing – Independence Cottages	Asheville	69,785	33,510	36,275
74	NCR M/F Rehab – Battery Park Apartments	Asheville	0	0	0
75	Asheville Area Habitat S/F New Const –	Asheville	290,054	290,054	0
76	NHS S/F New Construction Asheville	Asheville	350,414	175,000	175,414
77	NHS S/F New Construction Buncombe Co	Buncombe	100,000	75,000	25,000
78	MHO - Homeownership Zone	Asheville	28,555	28,554	1
79	MHO M/F New Constr. – Griffin Apts	Asheville	236,000	235,000	1,000
80	MHO – Depot St Pre-Development	Asheville	25,000	25,000	0
81	MHO – Meadowview Apartments	Black Mtn	20,000	0	20,000
82	MHO – Northpoint Commons Apts	Woodfin	25,000	25,000	0
83	Buncombe Co. Rural Housing Rehab	Buncombe	159,000	80,245	78,755
84	Buncombe Co – First Step Farm	Buncombe	120,000	104,633	15,367
85	Buncombe Co – Our Next Generation	Buncombe	92,000	42,000	50,000
86	Black Mountain Rural Housing Rehab	Black Mtn	25,043	0	25,043
87	Black Mountain Pre-Development	Black Mtn	1,199	0	1,199
88	HAC – Village at King Creek	Hend'ville	0	0	0
89	HAC – Rehab/Homeownership (HOWSER)	Hend Co	28,002	0	28,002
90	HAC – Homeownership Assistance (DPA)	Hend Co	92,542	41,348	51,194
91	HAC – Highland View Apartments	Hend'ville	363,513	183,184	180,329
92	Henderson Co. Owner-Occupied Rehab	Hend Co	1,826	0	1,826
93	Henderson Co. Habitat – Highlander Woods	Hend Co	128,778	76,262	52,516
94	Hendersonville S/F New Construction	Hend'ville	30,183	0	30,183
95	Madison Co. Owner-Occupied Rehab	Madison Co	178,920	108,228	70,692
96	WCCA – English Hills Apartments	Brevard	225,000	225,000	0
97	TCHDC - S/F New Construction	Brevard	419	0	419
98	HACA – Woodfin Apartments	Asheville	200,000	200,000	0
99	American Dream Downpayment Assistance	Consortium	161,843	57,000	104,843
100	General program admin	Asheville	117,844	109,061	8,783
100	Member government administration	Consortium	132,092	71,550	60,542
100	CHDO operating expenses	Consortium	90,004	67,826	22,178
<b>Totals</b>			<b>3,355,838</b>	<b>2,289,417</b>	<b>1,066,421</b>

## Tenant Based Rental Assistance

**HOME Activity Type:** Tenant Based Rental Assistance

**Agency:** Affordable Housing Coalition of Asheville and Buncombe County, Inc.

**Activity Location:** Asheville and Buncombe County

**Activity Description:** HOME funds are used to provide emergency rental assistance to families on welfare, or eligible for welfare, in securing safe, affordable housing. Eligible expenditures are security deposits and rental assistance.

**Accomplishments:**



During the reporting period, AHC used HOME funds to assist 54 families into housing units. These families successfully completed AHC's rental educational program and were awarded funds for security deposits and first months' rent. An additional 17 families are still enrolled in the program and continue working with a Housing Counselor.

**Budget Information:**

HOME Program Income Funds Budgeted This Period:	\$12,822
HOME Entitlement Funds Budgeted this period	\$50,000
HOME Funds Expended This Period:	\$35,962
HOME Balance June 30, 2005:	\$26,860
Other Federal Funds Expended This Period:	See note below
Non-Federal Funds Expended This Period:	See note below
Total Project Funds Expended This Period:	See note below

**Note:** For further information on federal and non-federal expenditures, see discussion of this project in the CDBG section.

## WNC Housing New Construction – Independence Cottages, Phase II

**HOME Activity Type:** Single-family new construction  
**Agency:** WNC Housing, Inc.  
**Activity Location:** Clemmons, Cornelia, and Miller Streets in Asheville, NC  
**Activity Description:** New construction of 4 one-bedroom cottages for rent by people with severe and persistent mental illness.  
 (photographs show units completed in phase 1)



### **Accomplishments:**



All construction contracts are executed and all four sites are under construction. Homes are about 5% complete. Estimated completion of construction is January, 2006. Housing units will be completed and occupied during the next reporting period.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$69,785
HOME Funds Expended This Period:	\$33,510
HOME Balance June 30, 2005:	\$36,275
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$2,818
Total Project Funds Expended This Period:	\$36,328

## NCR Multi-Family Rehab – Battery Park Apartments

### HUD # 597

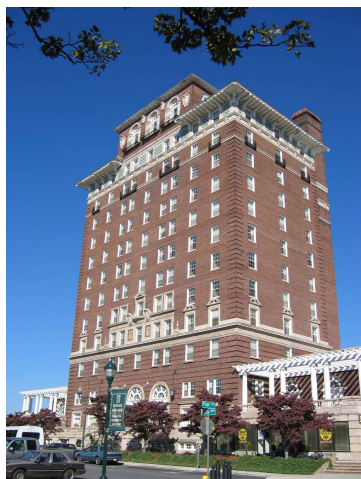
**HOME Activity Type:** Multi-family rehabilitation

**Agency:** National Church Residences, Columbus, Ohio

**Activity Location:** 1 Battle Square, Asheville, NC

**Activity Description:** Rehabilitation of 121 units of rental housing occupied by elderly persons. All units receive project-based Section 8 rental assistance. Activity will remain affordable for at least 35 years.

**Accomplishments:** During reporting period, Agency completed rehabilitation activities on all 121 units, of which all but 15 are occupied. Remaining rehab activities on common areas will be completed during the next reporting period.



#### Budget Information:

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$5,722,137
Total Project Funds Expended This Period:	\$5,722,137



## Asheville Area Habitat Single-Family New Construction – Enka Development

HUD # 642

**HOME Activity Type:** Single-family new construction

**Agency:** Asheville Area Habitat for Humanity

**Activity Location:** Sand Hill Road, Asheville, NC

**Activity Description:** New construction of 55 units of owner-occupied affordable housing. HOME funds will be used exclusively for infrastructure construction.

**Accomplishments:** During reporting period, Habitat began construction of infrastructure improvements. It was 50% complete at end of reporting period.

### Budget Information:

HOME Funds Budgeted This Period:	\$290,054
HOME Funds Expended This Period:	\$290,054
HOME Balance June 30, 2004:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$133,744
Total Project Funds Expended This Period:	\$533,045

**Neighborhood Housing Services Single-Family New Construction - Asheville**  
**HUD # 623,624,625,626,596,636**

**HOME Activity Type:** Single-family new construction  
**Agency:** Neighborhood Housing Services of Asheville, Inc. (NHS)  
**Activity Location:** Asheville City-Wide  
**Activity Description:** NHS, a Community Housing Development Organization, is constructing new residential housing units to be sold to low- or moderate-income families.

**Accomplishments:**

During the reporting period, NHS completed and sold 6 houses within the City of Asheville to qualified homeowners. Five units are currently under construction and will be completed during the next reporting period.

**Budget Information:**

HOME Funds Budgeted This Period:	\$350,414
HOME Funds Expended This Period:	\$175,000
HOME Balance June 30, 2005:	\$175,414
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$738,505
Total Project Funds Expended This Period:	\$913,505

## Neighborhood Housing Services Single-Family New Construction – Buncombe County

**HUD # 634,638,639**

**HOME Activity Type:** Single-family new construction  
**Agency:** Neighborhood Housing Services of Asheville, Inc. (NHS)  
**Activity Location:** Unincorporated areas of Buncombe County  
**Activity Description:**



NHS, a Community Housing Development Organization, is constructing new residential housing units in the unincorporated areas of Buncombe County to be sold to low-income families. Four units will be constructed.

**Accomplishments:** During the reporting period, NHS began construction on 3 units on Old Stagecoach Road in Swannanoa, NC. These units will be completed during the next reporting period.

### Budget Information:

HOME Funds Budgeted This Period:	\$100,000
HOME Funds Expended This Period:	\$75,000
HOME Balance June 30, 2005:	\$25,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period(See NHS S-F New Construction – Asheville):	\$0
Total Project Funds Expended This Period:	\$75,000

## Mountain Housing Opportunities - Homeownership Zone Program

HUD # 591, 165, 97, 162, 491

**HOME Activity Type:** Single-family new construction

**Agency:** Mountain Housing Opportunities, Inc. (MHO)

**Activity Location:** Rector Street, Prospect Street and Jefferson Drive, Asheville

**Activity Description:** New construction of 4 single-family, owner-occupied housing units, and new construction of 12 multi-family, owner-occupied housing units of condominium-type ownership. Seven of the multi-family units will be HOME-assisted, 5 will be market-rate.

### Accomplishments:



During the reporting period, MHO completed construction of 4 single-family housing units. All units were occupied. Construction began on the 12 multi-family units. Construction is estimated to be complete by September, 2005, and all units sold and occupied by December, 2005.

### Budget Information:

HOME Funds Budgeted This Period:	\$28,555
HOME Funds Expended This Period:	\$28,554
HOME Balance June 30, 2005:	\$1
Other Federal Funds Expended This Period:	\$10,961
Non-Federal Funds Expended This Period:	\$793,979
Total Project Funds Expended This Period:	\$833,494

## MHO Multi-Family New Construction – Griffin Apartments HUD #620

**HOME Activity Type:** Multi-family new construction  
**Agency:** Mountain Housing Opportunities, Inc (MHO)  
**Activity Location:** 35 Grove Street, Asheville  
**Activity Description:**



Acquisition and site development for new construction of 50 units of rental housing. Fifteen efficiency units will be targeted to homeless persons.

**Accomplishments:** During reporting, MHO completed acquisition and began site grading. Tax credit application was submitted, and all remaining financial packages were in place

### Budget Information:

HOME Funds Budgeted This Period:	\$236,000
HOME Funds Expended This Period:	\$235,000
HOME Balance June 30, 2005:	\$1,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$426,814
Total Project Funds Expended This Period:	\$670,891

## MHO Multi-Family New Construction – Depot Street Pre-Development

**HOME Activity Type:** Multi-family new construction

**Agency:** Mountain Housing Opportunities, Inc.

**Activity Location:** Depot Street, Asheville, NC

**Activity Description:** Pre-development loan for construction of 85 rental units in mixed-use development known as Glen Rock Apartments. Development will include low-income housing tax credit funding.

**Accomplishments:** All funds were expended on feasibility studies, engineering fees, architectural fees, and costs of preliminary financial applications. LIHTC application submitted.

### Budget Information:

HOME Funds Budgeted This Period:	\$25,000
HOME Funds Expended This Period:	\$25,000
HOME Balance June 30, 2005:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## MHO Multi-Family Rehabilitation – Meadowview Apartments

**HOME Activity Type:** Multi-family rehabilitation

**Agency:** Mountain Housing Opportunities, Inc (MHO)

**Activity Location:** Dogwood Lane, Black Mountain

**Activity Description:** Acquisition and rehabilitation of existing 24-unit apartment complex. Project has 22 1-BR units and 2 2-BR units.

**Accomplishments:** This activity did not go forward because the existing owners decided not to proceed with the sale. The Asheville Regional Housing Consortium Board of Directors will re-allocate these funds to another activity beginning July, 2005.

No HOME funds have been spent on this project.

### Budget Information:

HOME Funds Budgeted This Period:	\$20,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2005:	\$20,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0



## MHO Multi-Family New Construction – Northpoint Commons

**HOME Activity Type:** Multi-family new construction

**Agency:** Mountain Housing Opportunities, Inc (MHO)

**Activity Location:** Reynolds Mountain Blvd, Woodfin, NC

**Activity Description:** Construction of a 69-units of family rental housing in Woodfin, using Consortium HOME funds, North Carolina Housing Finance Agency HOME funds, low-income housing tax credits and other private, non-HOME funds.



The project is being done in two phases.

**Accomplishments:** Infrastructure for both phases was completed in 2004.



During the reporting period, MHO completed construction of **Phase I** (39 units). Lease-up activities began and MHO leased 31 units to low-income families. The remaining 8 units will be reported in next year's report.

**Phase II** (30 units) is in pre-development. Construction plans and specs are complete; financing is committed (including LIHTC). Construction is scheduled to begin in November 2005.

### Budget Information:

HOME Funds Budgeted This Period:	\$25,000
HOME Funds Expended This Period:	\$25,000
HOME Balance June 30, 2005:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$2,362,268
Total Project Funds Expended This Period:	\$2,387,268

## Buncombe County Rural Housing Rehab Program

### HUD # 614, 615, 628, 629

**HOME Activity Type:** Single-family rehabilitation

**Agency:** Buncombe County

**Activity Location:** County-wide, Buncombe County

**Activity Description:** Buncombe County's Rural Housing Rehab Program provides rehab assistance in Buncombe County. The program is designed to reach very low-income homeowners in the most rural areas of Buncombe County. Mountain Housing Opportunities, Inc. administers the program for Buncombe County.

**Accomplishments:** During reporting period, MHO completed rehab activities on 4 housing units. Non-federal expenditures were Buncombe County match funds.

#### Budget Information:

HOME Funds Budgeted This Period:	\$159,000
HOME Funds Expended This Period:	\$80,245
HOME Balance June 30, 2005:	\$78,755
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$58,441
Total Project Funds Expended This Period:	\$138,686

## Buncombe County – First Step Farm

### HUD # 621

**HOME Activity Type:** Multi-family new construction  
**Agency:** First Step Farm of WNC, Inc.  
**Activity Location:** Black Oak Cove Road, Buncombe County  
**Activity Description:**



New construction of 5-bedroom group home with kitchen facilities for persons recovering from substance abuse.

**Accomplishments:** During reporting period, Agency completed all construction activities, but occupancy will not be completed until next reporting year. Beneficiary information will be reported in next year's report.

#### Budget Information:

HOME Funds Budgeted This Period:	\$120,000
HOME Funds Expended This Period:	\$120,000
HOME Balance June 30, 2005:	\$0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$628,085
Total Project Funds Expended This Period:	\$748,085

## Buncombe County Single-Family Home Construction HUD #640

**HOME Activity Type:** Single-family new construction

**Agency:** Our Next Generation

**Activity Location:** Swannanoa, NC

**Activity Description:**



New construction of 4 housing units to be occupied by low-income families. Our Next Generation will carry out all administrative activities until project completion. Much of the construction work is being performed by trainees in a youth training program modeled on HUD's Youthbuild Program.

**Accomplishments:**



New construction activities were started on all 4 units. Two units were 90% complete and the other two were 10% complete.

**Budget Information:**

HOME Funds Budgeted This Period:	\$92,000
HOME Funds Expended This Period:	\$42,000
HOME Balance June 30, 2005:	\$50,000
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$42,754
Total Project Funds Expended This Period:	\$85,254

## Black Mountain Rural Housing Rehab Program

**HOME Activity Type:** Owner-Occupied Housing Rehabilitation

**Agency:** Town of Black Mountain

**Activity Location:** Black Mountain

**Activity Description:** Rehabilitation of 3 owner-occupied housing units. Elderly, handicapped, single-parent households and large families with small dependent children will be given priority for assistance. Mountain Housing Opportunities, Inc. manages the program for Black Mountain.

**Accomplishments:** One house was rehabilitated in 2003-04. No further rehab activity occurred during the reporting period. The Asheville Regional Housing Consortium Board of Directors will re-allocate these funds to another activity beginning July, 2005.

### Budget Information:

HOME Funds Budgeted This Period:	\$25,043
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2005:	\$25,043
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## Black Mountain Pre-Development Program

### HUD #5

**HOME Activity Type:** Pre-development loan

**Agency:** Mountain Housing Opportunities, Inc.

**Activity Location:** Black Mountain, NC

**Activity Description:** Funds were used by Mountain Housing Opportunities, Inc. for pre-development activities to create a multi-family and/or single-family affordable housing community in Black Mountain.

**Accomplishments:** No funds were spent during the reporting period. The Asheville Regional Housing Consortium Board of Directors will re-allocate these funds to another activity beginning July, 2005.

#### Budget Information:

HOME Funds Budgeted This Period:	\$1,199
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2005:	\$1,199
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$0

## Housing Assistance Corporation – Village at King Creek Subdivision

HUD # 533

<b>HOME Activity Type:</b>	Single-family new construction
<b>Agency:</b>	Housing Assistance Corporation (HAC)
<b>Activity Location:</b>	Village of King Creek subdivision Spartanburg Highway (Hwy 176) Hendersonville
<b>Activity Description:</b>	Road, water, sewer and related infrastructure construction in the development of 31 single-family housing lots for sale to income-eligible families. Rural Development's Self-Help Housing Program will provide construction and permanent financing for the construction of all housing units. All families will meet income guidelines for the HOME Program and RD's Self-Help Housing Program.
<b>Accomplishments:</b>	Infrastructure work is complete. Eight (8) housing units were constructed and occupied. Five (5) additional lots were purchased by homeowners who started housing construction. The remaining 9 lots will be sold to eligible homeowners who will begin housing construction during the next reporting period. This is a multi-year project.

### Budget Information:

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2005:	\$0
Other Federal Funds Expended This Period:	\$43,946
Non-Federal Funds Expended This Period:	\$39,252
Total Project Funds Expended This Period:	\$83,013



## Housing Assistance Corporation – Affordable Housing Program (HOWSER)

**HOME Activity Type:** Single-family new construction

**Agency:** Housing Assistance Corporation (HAC)

**Activity Location:** 9<sup>th</sup> Avenue West, Hendersonville, NC

**Activity Description:** HAC acquired vacant land and constructed single-family housing. The selected homeowner received training and assistance through HAC's homebuyer education program.

**Accomplishments:** New construction activities were 85% complete during the reporting period. This housing unit will be completed and occupied in the next reporting period.

### Budget Information:

HOME Funds Budgeted This Period:	\$28,002
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2005:	\$28,002
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
CHDO Proceeds Expended This Period	\$71,409
Total Project Funds Expended This Period:	\$71,409

## Housing Assistance Corporation - Henderson County

### Homeownership Assistance

### HUD # 593

**HOME Activity Type:** Downpayment assistance

**Agency:** Housing Assistance Corporation (HAC)

**Activity Location:** County-wide, Henderson County, NC

**Activity Description:** Using HOME program funds from Henderson County, HAC provides downpayment assistance to low- and very low-income homebuyers for the acquisition of housing units located in Henderson County. This is a subrecipient activity, not a CHDO activity. Minimum amount of DPA loan is \$1,000, not to exceed \$10,000.

**Accomplishments:** During the reporting period, HAC provided downpayment assistance to 6 homebuyers. Three families purchased lots in the Village at King Creek subdivision, 2 purchased houses in Henderson County, and 1 purchased a house in Hendersonville.

#### Budget Information:

HOME Funds Budgeted This Period:	\$92,542
HOME Funds Expended This Period:	\$41,438
HOME Balance June 30, 2005:	\$51,194
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$639,031
Total Project Funds Expended This Period:	\$680,379

## Housing Assistance Corporation – Highland View Apartments HUD # 643

**HOME Activity Type:** Multi-family new construction

**Agency:** Housing Assistance Corporation (HAC)

**Activity Location:** Village of King Creek subdivision  
Spartanburg Highway (Hwy 176) Hendersonville

**Activity Description:** New construction of 28 rental housing units for low-income persons. Project will include low-income housing tax credits.

**Accomplishments:** During the reporting period, HAC executed the construction contract and began site work construction activities.

### Budget Information:

HOME Funds Budgeted This Period:	\$363,513
HOME Funds Expended This Period:	\$183,184
HOME Balance June 30, 2005:	\$180,329
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$78,150
Total Project Funds Expended This Period:	\$261,334

## Henderson County Owner-Occupied Rehab Program

<b>HOME Activity Type:</b>	Single-family rehabilitation
<b>Agency:</b>	Henderson County
<b>Activity Location:</b>	County-wide, Henderson County, NC
<b>Activity Description:</b>	Henderson County's owner-occupied rehab program provides qualifying homeowners with a grant or deferred loan to bring substandard homes up to Section 8 Quality Housing Standards. Henderson County contracts with the Housing Assistance Corporation to carry out the project.
<b>Accomplishments:</b>	Project completed in prior year. A balance of \$1,826 was left in the project to cover some final project costs. The Consortium Board of Directors will re-allocate these funds to another project beginning July, 2006.

### Budget Information:

HOME Funds Budgeted This Period:	\$1,826
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2005:	\$1,826
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## Henderson County Habitat – Highlander Woods Subdivision HUD #559

**HOME Activity Type:**

Single-family new construction

**Agency:**

Henderson County Habitat for Humanity

**Activity Location:**

Stepp Road, Henderson County, NC

**Activity Description:**


Henderson County Habitat for Humanity will develop a subdivision of 18 housing units affordable to low- income families. Families will be selected from Habitat's waiting list.

**Accomplishments:**

During the reporting period, Habitat completed and sold 8 housing units to qualified families. Habitat began construction on 9 additional units. These units will be completed and reported in the coming year.

**Budget Information:**

HOME Funds Budgeted This Period:	\$128,778
HOME Funds Expended This Period:	\$76,262
HOME Balance June 30, 2005:	\$52,516
Other Federal Funds Expended This Period:	\$204,273
Non-Federal Funds Expended This Period:	\$247,111
Total Project Funds Expended This Period:	\$527,646

## Hendersonville Single-Family New Construction Program

**HOME Activity Type:** Single-family new construction

**Agency:** Henderson County Habitat for Humanity

**Activity Location:** Kay Thomas Drive (off Dermid Ave), Hendersonville, NC  
Fairview Road Subdivision, Hendersonville, NC

**Activity Description:** The City of Hendersonville allocated HOME funds to Henderson County Habitat for Humanity and Housing Assistance Corporation (HAC) for the purchase of vacant land. Habitat will construct 12 housing units on Dermid Avenue and HAC 8 units on Fairview Road. All units will be occupied by low- and moderate-income families.

**Accomplishments:** **Project Completed.** The HOME balance of \$30,183 will be re-allocated by the Consortium's Board of Directors to another eligible project during the reporting period beginning July 2005.

### Budget Information:

HOME Funds Budgeted This Period:	\$30,183
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2005:	\$30,183
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## Madison County Owner-Occupied Rehab Program

HUD # 599, #600, #635

<b>HOME Activity Type:</b>	Single-family rehabilitation
<b>Agency:</b>	Madison County
<b>Activity Location:</b>	County-wide, Madison County
<b>Activity Description:</b>	Madison County, the most rural county in the consortium's jurisdiction, has operated an owner-occupied rehab program for several years. The program has targeted low- and very low-income elderly persons who are without adequate plumbing. Madison County staff conducts all intake and screening of applicants for the County's program, Boone Housing Authority oversees rehab construction.
<b>Accomplishments:</b>	Madison County completed rehab activities on 3 owner-occupied housing units.

### Budget Information:

HOME Funds Budgeted This Period:	\$178,920
HOME Funds Expended This Period:	\$108,228
HOME Balance June 30, 2005:	\$70,692
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$108,228



## WCCA New Construction – English Hills Apartments

### HUD # 641

<b>HOME Activity Type:</b>	Multi-family new construction
<b>Agency:</b>	Western Carolina Community Action, Inc. (WCCA)
<b>Activity Location:</b>	Brevard, NC, Transylvania County
<b>Activity Description:</b>	Construction of 48 units of rental housing affordable to very low-income families. All families will have total household income less than 60% of the area median income. Section 8 vouchers will be accepted for eligible tenants.
<b>Accomplishments:</b>	During the reporting period, Agency completed the access across Norton Creek, completed 90% of sitework construction, and bid housing unit construction contract.
<b>Budget Information:</b>	
HOME Funds Budgeted This Period:	\$225,000
HOME Funds Expended This Period:	\$225,000
HOME Balance June 30, 2005:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$604,327
Total Project Funds Expended This Period:	\$829,327

## TCHDC New Construction In-Fill Housing Program

**HOME Activity Type:** Single-family new construction

**Agency:** Transylvania County Housing Development Corporation (TCHDC)

**Activity Location:** Brevard, NC, Transylvania County

**Activity Description:** TCHDC will construct 3 single-family housing units on in-fill lots in Brevard, NC. Modular units will be purchased and assembled on each site for income-eligible families.

**Accomplishments:** **Project completed.** The balance of HOME funds will be re-allocated by the Consortium's Board of Directors to another eligible project during the reporting period beginning July 2006.

### Budget Information:

HOME Funds Budgeted This Period:	\$419
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$419
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## HACA Rehabilitation – Woodfin Apartments

### HUD # 641

**HOME Activity Type:** Multi-family rehabilitation  
**Agency:** Housing Authority of the City of Asheville (HACA)  
**Activity Location:** 15 Woodfin Street, Asheville, NC

#### Activity Description:



Rehabilitation of 19 units of rental housing affordable to homeless disabled tenants at 30% or below of the area median income. As part of the project activities, tenants occupying units prior to rehab activities will be relocated to comparable housing.

#### Accomplishments:



During the reporting period, Agency relocated all tenants occupying units, removed all lead based paint hazards and asbestos, and completed 60% of rehab construction work.

#### Budget Information:

HOME Funds Budgeted This Period:	\$200,000
HOME Funds Expended This Period:	\$200,000
HOME Balance June 30, 2005:	\$0
Other Federal Funds Expended This Period:	\$495,077
Non-Federal Funds Expended This Period:	\$14,175
Total Project Funds Expended This Period:	\$715,192

## American Dream Downpayment Initiative (ADDI) – Downpayment and Closing Cost Assistance HUD # 633, #630, #637, #649, #651, #650

**HOME Activity Type:** Downpayment and closing cost assistance

**Agency:** Neighborhood Housing Services of Asheville, Inc.  
Housing Assistance Corporation, Hendersonville, NC (NHS)

**Activity Location:** Buncombe and Transylvania Counties (HAC)

**Activity Description:** Downpayment and closing cost assistance for low-income families. Approved families must not have owned a home during the 3 years prior to purchasing a home with ADDI assistance. No rehabilitation activities are allowed as part of the funding.

**Accomplishments:** During the reporting period, 6 families purchased houses as first-time homeowners. NHS assisted 5 first-time homeowners purchase a home in Buncombe County. Of these 5 homeowners, one was a public housing resident referred to NHS by the Housing Authority of the City of Asheville. HAC assisted 1 first-time homeowner purchase a home in Transylvania County.




---

### Budget Information:

HOME Funds Budgeted This Period:	\$161,843
HOME Funds Expended This Period:	\$57,000
HOME Balance June 30, 2005:	\$104,843
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## Program Administration

### HUD # 5

**HOME Activity Type:** Program Administration

**Agency:** City of Asheville

**Activity Location:** City Hall, 70 City-County Plaza, Asheville NC 28801

**Activity Description:**

- a) Administration of the HOME program by the City of Asheville, lead agency for the Asheville Regional Housing Consortium.
- b) Administration of HOME projects by other Member Governments of the Consortium
- c) Operation support for the Consortium's four active Community Housing Developments Organizations (CHDOs)

**Accomplishments:** During the reporting year, a total of \$248,437 in HOME funds was spent on program administration and related activities (10.9% of total HOME expenditures during the year).

The City of Asheville expended \$109,061 on general program administration.

Consortium Member Governments expended \$71,550 on activities associated with the Consortium's 5-year consolidated strategic plan. The largest part of these funds was used to pay a consultant to conduct a Housing Needs Assessment, a major component of the strategic plan.

The four CHDOs expended \$67,826 to support their housing development activities.

#### Budget Information:

HOME Funds Budgeted This Period:	\$339,940
HOME Funds Expended This Period:	\$248,437
HOME Balance June 30, 2005:	\$91,503
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$248,437